

Overview of Enforceable Standards

January 1, 2019

Hickory Point Property Owners Association Monticello, KY

As stated in Article II of the declaration of Reservations and Restrictive Covenants for Hickory Point Property Owners Association, lot owners are subjected to enforceable standards of improvement and development. Standards enforcement shall be maintained by the following procedure.

1. A lot owner must state in writing to the Board any violation that they wish to complain about. The letter must state specific details, including the date, approximate time of the violation and a brief description of the violation. This shall be mailed to the HPPOA President.
2. If deemed a covenants violation by the Board, a “Cease and Desist” warning notice will be sent to the alleged violator. This notice will include a) a description of the violation, b) the action required, c) a deadline for compliance, d) any enforcement fines/penalties applicable. Applicable fines/penalties are described below.
3. Should the violation persist past a 10 day grace period (or no contact be made to the Board concerning the matter), a “Violation Notice” which will impose the fine/penalty and a statement describing the violators right to appeal shall be sent.
4. If the alleged violator appeals, a Board meeting will be set for the appeal review. If the alleged violator does not exercise their right to appeal within 10 days, they are expected to accept the fine/penalty.
5. A final “Decision Notice” shall be sent.
6. Fines assessed in the “Decision Notice” shall be paid as soon as possible (to avoid further fines). If fines remain unpaid at the end of the year, an additional fine will be assessed.

TYPE OF VIOLATION	Decision Notice Fine	Added fine (after Decision Notice)
<u>Article II</u> : Failure to pay fine within year assessed	\$50	\$50/each additional delinquent month
<u>Article III</u> : Architectural/landscape violation (from approved application)	\$25	\$25/each additional non-compliant month
<u>Article III</u> : Architectural/landscape violation (non-approved)	\$50	\$50/each additional month w/o approved application
<u>Article III</u> : Rental violation (length or subletting)	\$50	\$50/each additional non-compliant month
<u>Article III/IV</u> : Rental/business sign violation	\$25	\$25/each additional non-compliant month

<u>Article III: Housing animal violation (horses and household pets excluded)</u>	\$25	\$25/each additional non-compliant month
<u>Article III: Pet violation</u>	\$25/violation	
<u>Article IV: Trade/commerce violation</u>	\$25	\$25/each additional non-compliant month
<u>Article VI: Easement violation</u>	\$25	\$25/each additional non-compliant month
<u>Article VII: Camping violation</u>	\$25	\$25/each additional non-compliant month
<u>Article VIII: Hunting violation</u>	\$25	\$25/each additional non-compliant month
<u>Article IX: Dues violation; late fees</u>	\$25/month, lien placed after 120 days	
<u>Article X: Failure to submit application for new construction/exterior change</u>	\$50	
<u>Article XI: Hindrance to bush hogging/mowing</u>	\$25	\$25/each additional non-compliant month
<u>Article XI: Stumps/brush piles/debris violation</u>	\$25	\$25/each additional non-compliant month
<u>Article XII: Common lot violation</u>	\$25	\$25/each additional non-compliant month
<u>Article XVI: Timber violation</u>	\$300/violation	